

# \$888,111 - 230 English Lane, Brantford

MLS® #40739825

**\$888,111**

5 Bedroom, 4.00 Bathroom, 2,063 sqft  
Single Family on 0.00 Acres

2074 - Empire South, Brantford, Ontario

Welcome home to Empire's™ popular Edgebrook model, located in the highly sought-after West Brant community. This beautifully upgraded 4+1 bedroom, 3.5-bath home offers a double attached garage, finished basement with side entrance, and modern finishes throughout. Step inside through the grand double-door entry into a spacious foyer, where designer neutral tones create a warm and inviting atmosphere. The elegant formal dining room is perfect for hosting family gatherings, while the open-concept living space seamlessly connects the living room, dinette, and stylish kitchen. The kitchen boasts cabinetry, large island, backsplash, and light fixtures, all designed for both style and functionality. Upstairs, the primary suite offers a spacious walk-in closet and a spa-like ensuite with a soaker tub. Three additional generously sized bedrooms, a full bathroom, and bedroom-level laundry complete the upper level. The finished basement offers fantastic income potential with a separate side entrance and includes a bedroom, 3-piece bathroom, and a second kitchen. The separate entrance provides privacy and convenience for a potential rental suite or multi-generational living. Outside, enjoy the fully fenced backyard, above-ground pool and Deck, a secure space ideal for kids and pets to play freely. Located in a family-friendly neighborhood close to top schools, parks, trails, and all amenities, this home is perfect for growing families or



investors seeking income potential. Don't miss this incredible opportunity"schedule your private showing today! (id:6289)

Built in 2016

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 40739825      |
| Price          | \$888,111     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 2,063         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 230 English Lane    |
| Subdivision | 2074 - Empire South |
| City        | Brantford           |
| Province    | Ontario             |
| Postal Code | N3T0K2              |

**Amenities**

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Park, Public Transit, Schools                                              |
| Features       | Southern exposure, Corner Site, Automatic Garage Door Opener, In-Law Suite |
| Parking Spaces | 4                                                                          |
| Parking        | Attached Garage                                                            |
| # of Garages   | 1                                                                          |
| Has Pool       | Yes                                                                        |
| Pool           | Above ground pool                                                          |

**Interior**

|            |                                                                                                                            |
|------------|----------------------------------------------------------------------------------------------------------------------------|
| Appliances | Central Vacuum - Roughed In, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Hood Fan, Window Coverings, Garage |
|------------|----------------------------------------------------------------------------------------------------------------------------|

|              |                          |
|--------------|--------------------------|
|              | door opener              |
| Heating      | Forced air               |
| Cooling      | Central air conditioning |
| # of Stories | 2                        |
| Has Basement | Yes                      |

## Exterior

|            |                            |
|------------|----------------------------|
| Exterior   | Brick Veneer, Vinyl siding |
| Foundation | Poured Concrete            |

## Listing Details

Listing Office Century 21 Heritage Group Ltd.



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